

Action Plan

Grantee: Clark County, NV

Grant: B-08-UN-32-0001

Grant Amount:	\$ 29,666,798.00
Status:	Submitted - Await for Review
Estimated PI/RL	\$ 10,600,000.00
Total Budget:	\$ 40,266,798.00

Funding Sources

Funding Source	Funding Type
HUD SHP Continuum of Care	Other Federal Funds
HUD Multifamily Section 811	Other Federal Funds
State of NV NSP	State Funds
NV Low Income Housing Trust Fund	State Funds
CDBG-ARRA (CDBG-R)	Other Federal Funds

Narratives

Areas of Greatest Need:

Clark County proposes to amend the 2008 Action Plan and Consolidated Plan to fulfill the application requirements to receive Neighborhood Stabilization Program (NSP) funds through the U.S. Department of Housing and Urban Development (HUD), authorized under Title III of the Housing and Economic Recovery Act of 2008 (HERA). This law provides under a rule of construction that, unless HERA states otherwise, the grants are to be considered Community Development Block Grant (CDBG) funds. As a the lead agency for the Urban County CDBG Consortium 2006-2008, Clark County will submit this Substantial Amendment on behalf of Clark County and the City of North Las Vegas. Each jurisdiction has described its NSP activities in separate sections of this Amendment. In general, these NSP funds may be used for the acquisition and/or redevelopment of foreclosed and abandoned properties. Clark County is suffering from a significant number of foreclosures, short sales and pre-foreclosures, particularly in the Las Vegas Valley. In all, over 12,000 foreclosures have been identified in Clark County, including all of its incorporated and unincorporated areas (Map 1) using data from Applied Analysis, Inc. According to the Foreclosure Response Project and analysis by the Local Initiative Support Corporation (LISC), unincorporated Clark County has an estimated 31,666 subprime loans, which is almost 19% of all loans. Over 90% of these loans were made in CDBG eligible areas. Another estimated 16,286 loans are 30 or more days delinquent (9.7% of all loans). North Las Vegas is seriously impacted by the foreclosure crisis; 1,514 single-family homes were foreclosed in 2007 and in just the first six months of 2008, 2,619 single-family homes were forced into foreclosure. As Map A-1 indicates, virtually all of the City's neighborhoods are affected by this crisis. Using Clark County Recorder data on foreclosures for the period January 1, 2008 through July 31, 2008, foreclosures were identified by zip code. Three zip codes, 89031, 89032 and 89081, had the largest number of foreclosures during that interval. Zip codes 89084, 89086, and 89030 were added in May 2010 to City of North Las Vegas's NSP target area.

Maps identifying these areas are available on Clark County's website: http://www.clarkcountynv.gov/Depts/admin_services/comresgmt/Pages/NSPAmendment.aspx

Distribution and and Uses of Funds:

Using all of the data presented thus far, Clark County has determined that certain zip codes and census tracts have the greatest need for the Neighborhood Stabilization Program. The list below includes the targeted zip codes/targeted census tracts. The County will focus its efforts in these areas. While the entire Las Vegas Valley is suffering from extremely high foreclosure rates, these particular zip codes were chosen because the majority of the census tracts they encompass have a foreclosure rate over 9%, are LMMI eligible, have a subprime loans rate over 25% and have a prediction score of future foreclosures and abandonment of 8 or above. TARGETED AREAS: 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169 Using all of the data presented thus far, the City of North Las Vegas has determined that zip codes 89031, 89032, 89081, 89084, 89086, and 89030 have the greatest areas of need for the Neighborhood Stabilization Program. Within those zip codes, certain census tracts/block groups have been impacted more significantly; therefore the City will attempt to focus its efforts in



those areas if possible.

Definitions and Descriptions:

Abandoned. A home is abandoned if either a) mortgage or tax payments are at least 90 days delinquent, or b) code enforcement inspection has determined that the property is not habitable and the owner has taken no corrective actions within 90 days of notification of the deficiencies or c) the property is subject to a court ordered receivership or nuisance abatement related to abandonment pursuant to state or local law or otherwise meets a state definition of an abandoned home or residential property.

Acquisition Costs. Acquisition costs that will be considered eligible at the time of sale (at initial acquisition) cannot exceed 99% of the appraised market value conclusion determined of the home at the time of purchase for homes purchased in the Acquisition-Rehab programs (for Resale and Rental) as well as Homebuyer Assistance Program. Acquisition costs include payment of any and all liens to obtain a clean title to the property and all closing costs identified on the estimated settlement statement.

Affordable rents. Affordable rents follow the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f).

Area Median Income. Income limits are calculated by HUD in accordance with Section 3(b)(2) of the United States Housing Act of 1937, as amended. These limits are based on HUD estimates of median family income, with adjustments based on family size. These figures are updated on an annual basis and new limits will be utilized as published. These limits are available on the www.hud.gov website.

Areas of Greatest Need. Clark County and North Las Vegas have geographically identified the locations of greatest need based on the areas with the greatest percentage of home foreclosures; areas with the highest percentage of homes financed by sub-prime mortgages and areas identified as likely to have a significant rise in the rate of home foreclosures.

Blighted. A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare.

Completed. A unit is considered completed once the construction/rehabilitation is 100 percent complete, the permit(s) have been finalized and issued by the Building Department, the unit has been sold/rented to an eligible household, and the appropriate Project documentation files have been submitted to Clark County including all recorded legal and closing documentation.

Continued affordability. The affordability of the homeownership housing units will be in accordance with the HOME Program standards at 24 CFR 92.254. Using the HOME Program affordability periods will provide for a minimum length of affordability. Recapture on sale and foreclosure provisions terminate the affordability period. The affordability of the rental units will be in accordance with the HOME program standards at 24 CFR 92.252 (for rental properties). Using the HOME program affordability periods will provide for a minimum length of affordability; however, the County may require longer affordability periods that exceed the HOME program requirements as the NSP program evolves.

Current market appraised value. The current market appraised value means the as-is value of a foreclosed upon home or residential property that is established through an appraisal made in conformity with the appraisal requirements of the URA at 49 CFR 24.103 and completed within 60 days after an offer is made for the property by a grantee, Developer, or individual homebuyer (Participant).

Developer Fee. Project developer fee per housing unit as detailed in the Program Budget for the Acquisition Rehab Resale program. The Developer Fee is identified by four categories: Acquisition, Rehab Management, Homebuyer Commitment and Disposition.

Direct Assistance to the homebuyer. Direct assistance to the homebuyer will be provided in the form of an incrementally forgivable second mortgage loan at zero percent interest secured by a loan agreement, promissory note and Deed of Trust. Up to \$25,000 will be available per household to assist with up to 50% of the lender's required downpayment, closing costs and principal reduction. A lien will be placed on the property and if the homebuyer sells the property prior to the expiration of the affordability period, the awarded funds will be subject to recapture and payable to City/County.

Foreclosed. A property has been foreclosed upon if any of the following conditions apply: a) the property's current delinquency status is at least 60 days delinquent under the Mortgage Bankers of America delinquency calculation and the owner has been notified of this delinquency, or b) the property owner is 90 days or more delinquent on tax payments, or c) under state or local law, foreclosure proceedings have been initiated or completed, or d) foreclosure proceedings have been completed and title has been transferred to an intermediary aggregator or servicer that is not an NSP grantee, subrecipient, contractor, developer, or end user.

Housing Rehabilitation Standards. Rehabilitation standards require that all buildings assisted with NSP funds be brought up to Clark County codes in effect at this time, that required building permits be obtained and that appropriate inspections be performed. NSP assisted properties involving rehabilitation must conform to the Clark County NSP Homeownership Rehab Standards for One and Two Unit Structures. **Obligated.** Funds are obligated for an activity when orders are placed, contracts are awarded, services are received, and similar transactions during a given time period that will require payment by Clark County or the Developer during the same or a future period. The obligation of funds must be linked to a specific address and/or household.

Participant. The consumer that buys the home upon completion of rehabilitation by the Developer. Homebuyer must be eligible and qualified for the Program and must certify to occupy the home as principal residence.

Project Delivery Fee. Reimbursable project delivery fees (to include homebuyer commitment as well as rehabilitation) for the Homebuyer Assistance Program per housing unit as identified by the Subrecipient and as detailed in the Program Budget. Actual delivery fee costs per unit will be reimbursed with proper documentation.

Low Income Targeting:

Clark County will use \$7,945,997 in Federal NSP1 funds to assist households at or below 50% AMI.

North Las Vegas will use \$2,140,356 of Federal NSP1 funds to assist households at or below 50% AMI.

The total amount of Federal funds allocated to households at or below 50% AMI for both Clark County and North Las Vegas is \$10,086,353 or 34% which exceeds HUD's requirement to allocate a minimum of 25% of NSP1 funds to households at or below 50% AMI.

Acquisition and Relocation:

The County and North Las Vegas intends to purchase homes that are not occupied. If a property is occupied, both jurisdictions will follow all requirements of the Uniform Relocation Act as well as the Protecting Tenants at Foreclosure Act for legal residents. Property inspections prior to offer will be performed to confirm vacancy at the time of contract/escrow. Prior to purchase, the buyer will submit a "Notice to Sellers" in order to notify the Seller of the intent to purchase and for the Seller to notify the prospective buyer immediately if the property is occupied. Property vacancy and conformance with the Protecting Tenants at Foreclosure Act will be confirmed by the Seller prior to purchase through a signed addendum attached to the purchase agreement. The majority of properties purchased for acquisition/rehab in Clark County

and North Las Vegas were facilitated by the National Community Stabilization Trust (NCST). The "First Look" provided by the NCST is an essential strategy in this market due to high competition from investors as well as the necessity to negotiate a purchase price at a discount from fair market value. The consumer-model Homebuyer Assistance Program will utilize a NSP homebuyer auction of Freddie Mac properties, facilitated by New Vista/REDC. This auction was held on April 24, 2010.

Public Comment:

A Public Notice soliciting comments on the Proposed Amendment to the FY 2008 Annual Action Plan and FY 2005-2009 Consolidated Plan Neighborhood Stabilization Program (NSP) was published in the Las Vegas Review Journal on November 9, 2008 and posted to Clark County's official website on November 10, 2008. The notice was for a 15 day public comment period beginning November 9 and ending November 23, 2008. The final amendment as submitted to HUD was posted on Clark County's website on December 1, 2008. The 15-day public comment period prior to re-submission of the proposed amendment was noticed in the Las Vegas Review Journal on January 16, 2009 with the public comment period ending January 30, 2009.

A copy of the public notices are available for review on Clark County's website:http://www.clarkcountynv.gov/Depts/admin_services/comresmgmt/Pages/NSPAmendment.aspx

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
CC-PI	CC Program Income receipted	CC-Program Income-	CC Program Income Holding Account
NSP - A (CC)	Financing Mechanisms (CC)	CC-HAP-CCCS	NSP Homebuyer Assistance Program
		CC-HAP-NHS	NSP Homebuyer Assistance Program
		CC-HAP-NV Partners	NSP Homebuyer Assistance Program
NSP - A (NLV)	Financing Mechanisms (NLV)	NLV-HAP-CANCELLED	NLV Home Buyer Assistance
NSP - B (CC)	Acquisition/Purchase and	CC-ARRental-SNRHA	NSP Acquisition and Rehabilitation for
		CC-ARResale-CDPCN PROJ	NSP Acquisition and Rehab for Resale
		CC-ARResale-HAND-PROJ	NSP Acquisition and Rehab for Resale
		CC-ARResale-HFN-PROJ	NSP Acquisition and Rehab for Resale
		CC-ARResale-SNRHA	SNRHA Resale
		CC-HAP-HFN	NSP Homebuyer Assistance Program with
		CC-NSP-Counseling-	NSP Housing Counseling
		CC-SNRHA-CDBG-R-Duplex	SNRHA Rehab of Duplex
		NLV-ARResale-HAND-PROJ	NLV Acquisition Rehab for Resale
		NLV-ARResale-HFN-PI-	NLV Acquisition and Rehab for Resale
NSP - B (NLV)	Acquisition/Purchase and	NLV-ARResale-HFN-PROJ	NLV Acquisition and Rehabilitation for
		NLV-ARResale-LH25-CDPCN	NLV Acquisition and Rehabilitation for
		NLV-ARResale-LMMI-	NLV Acquisition and Rehab for Resale
		NLV-ARResale-Mission-PROJ	NLV Acquisition Rehab for Resale
		NLV-NSP-Counseling-	NLV Housing Counseling
NSP - D (CC)	Demolition (CC)	CC-NSP-Demolition-	Demolition
NSP - E (CC)	Redevelopment (CC)	CC-REDEV-ASI	Redevelopment-ASI-Bledsoe II
		CC-REDEV-St. Judes Ranch	Redevelopment-SJR
NSP - E (NLV)	Redevelopment (NLV)	NLV-Redev-NewConst-	NLV Single Family Home Construction
NSP - E(2) (NLV)	Redevelopment (NLV DM)	NLV-Redevelopment-Desert	Redevelopment-NLV-DM
NSP - F (CC)	Administration and Planning Costs	CC-NSP-ADMIN	NSP Administration
NSP - F (NLV)	Administration and Planning Costs	NLV-NSP-ADMIN	NLV Administration



Activities

Grantee Activity Number: CC-ARRental-SNRHA
Activity Title: NSP Acquisition and Rehabilitation for Rental

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - B (CC)

Projected Start Date:

03/01/2009

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected End Date:

12/31/2012

Total Budget:

\$ 6,405,371.73

Other Funds Total:

\$ 5,303,626.69

Total Funds Amount:

\$ 11,708,998.42

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	43	43		100.00
# of Households	43	43		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	43
# of Housing Units	43
# ELI Households (0-30% AMI)	
#Units exceeding Energy Star	43
# of Properties	43

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Clark County, Nevada - Community Resources Management Division

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Responsible Organization	Organization Type	Proposed
Clark County, Nevada - Community Resources Management Division	Local Government	\$ 0.00
Southern Nevada Regional Housing Authority	Local Government	\$ 6,405,371.73

Funding Source Name

Funding Source Name	Matching Funds	Funding Amount
State of NV NSP	No	\$ 5,303,626.69

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Description:



The purpose of this program is to purchase and rehabilitate foreclosed or abandoned rental housing to primarily benefit households at or below 50% of area median income. The County would use NSP funds to assist the Southern Nevada Regional Housing Authority to strategically purchase and rehabilitate foreclosed or abandoned rental properties in eligible target communities to add to its existing portfolio of scattered site rental housing.

The grant agreement was initially executed with the Housing Authority of Clark County June 16, 2009 for \$2,207,265 in Federal NSP1 funds and \$5,309,727 in State of Nevada NSP1 funds. Upon the merger of local housing authorities, the Southern Nevada Regional Housing Authority was created on January 1, 2010. The grant agreement was amended on March 16, 2010 to reflect the new name as well as to provide an additional \$3,574,001 in Federal NSP1 funds. These additional funds had been planned for this activity benefiting rental households at or below 50% AMI from the initial Action Plan, but potentially for other participating nonprofits to be solicited by RFP/RFQ. The RFP process did not result in projects eligible for NSP1 and based upon the Housing Authority's performance and capacity for additional funding, the total Federal funds allocation was increased to \$5,781,266.

Federal funds combined with the State of Nevada allocation provides the Southern Nevada Regional Housing Authority with a grand total of \$11,090,993 in NSP1 funds for scattered site rental housing.

Prior to the release of the new DRGR Program Income module, total budget adjustments were made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended was calculated as additional funds obligated to that activity, therefore obligations and budgets were adjusted quarterly to reflect actual activity levels until the new Program Income module was released in December 2011. The new module allows for more accurate reporting to reflect both program fund and program income expenditures by activity.

Two properties initially acquired and rehabbed for this activity were prohibited for rental by the homeowners association.

Therefore the total amount of properties has been reduced by two units and a new activity created for the resale of those two properties to an NSP-eligible homebuyer. The two properties moved to the new activity are: 6838 Silver Eagle, Las Vegas, NV 89122 and 5451 Raccoon Valley, Las Vegas, NV 89122. This activity budget was therefore reduced by \$247,222.27.

In August 2011, SNRHA requested an additional \$570,000 to complete this activity as well as additional time. Additional funds were required due to the need to purchase additional properties than what was initially estimated in order to meet HUD's obligation deadline in September 2010 as well as to cover the costs of rehab to rehabilitation those properties to Clark County NSP rehab standards. An Amendment to the Interlocal Agreement with the SNRHA was approved by the Board of Clark County Commissioners on September 20, 2011 to increase the total budget awarded by \$570,000 as well as to extend the timeframe of the agreement through March 31, 2012. This activity budget was increased due to reallocations from the Third Amendments to the NSP1 Action Plan (approved by the Board of County Commissioners on September 20, 2011). The budgets were decreased in the Homebuyer Assistance Program activities, the ASI Redevelopment project, and Clark County Administration. Budgets were then subsequently increased in the Acquisition/Rehab activities including SNRHA, CDPCN, HFN and HAND.

Update April 2012: SNRHA performed a budget reconciliation based on actual rehab contract amounts and other project soft costs for all eighty properties acquired and rehabbed under this activity. Based upon actuals, the Board of County Commissioners approved an additional \$301,328 to be granted to SNRHA for the completion of the NSP1 Acquisition Rehab Rental activity on April 17, 2012. Therefore, the final budget of NSP1 Federal funds for this activity is \$6,405,371.73. These funds are leveraged with an additional \$5,309,727 in State NSP1 funds.

Clark County Community Resources Management Division manager approved the extension of the grant agreement through June 29, 2012 as permitted by the agreement in order to allow time for all projects to be leased under this activity.

Grantee Activity Number:	CC-ARResale-CDPCN PROJ
Activity Title:	NSP Acquisition and Rehab for Resale

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP - B (CC)

Projected Start Date:
03/01/2009

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
COMPLETED

Benefit Report Type:
Direct (Households)

Activity Status:
Under Way

Project Title:
Acquisition/Purchase and Rehabilitation (CC)

Projected End Date:
12/31/2012

Total Budget: \$ 5,149,181.83

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 5,149,181.83

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	38	3	25	73.68
# of Households	38	3	25	73.68

Proposed Accomplishments	Total
# of Singlefamily Units	38
# of Housing Units	38
#Units exceeding Energy Star	38
# of Properties	38

Activity is being carried out by Grantee: No

Activity is being carried out through:

Organization carrying out Activity:
Community Development Programs Center of Nevada

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Community Development Programs Center of Nevada	Non-Profit	\$ 5,149,181.83

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) non-profit organizations selected by the County through a competitive RFP/RFQ process would purchase foreclosed or abandoned homes and rehabilitate them to County housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI while simultaneously repairing damaged property and modernizing older housing stock.

Grant agreements executed by and between Clark County and CDPCN September 1, 2009 and amended on June 15, 2010. The Amendment (Clark County NSP1 Amendment #2) increased the total budget from \$3,085,818 to \$4,631,134. The additional funds were moved from the Homebuyer Assistance Program (HAP) to the Acquisition Rehab Resale program. Additional funds re-captured and unused from the HAP program increased the budget by an additional \$201,347.04 in August 2010 for a total budget of \$4,832,481.04 in NSP1 funds.

Prior to the release of the new DRGR Program Income module, total budget adjustments were made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended was calculated as additional funds obligated to that activity, therefore obligations and budgets were adjusted quarterly to reflect actual activity levels until the new Program Income module was released in December 2011. The new module allows for more accurate reporting to reflect both program fund and program income expenditures by activity.

On September 6, 2011, The Board of County Commissioners approved the extension of the grant agreement with CDPCN to September 15, 2012.

On September 20, 2011 the Board of County Commissioners approved a reallocation of NSP funds from other activities where funds were no longer needed (Third Amendment to the NSP1 Action Plan). Budgets were decreased in the Homebuyer Assistance Program activities, the ASI Redevelopment Project and the Clark County Administration activity. Funds were reallocated to the Acquisition Rehab activities including SNRHA, CDPCN, HFN and HAND.

The final budget for this activity will depend upon a final development budget to be submitted by CDPCN to Clark County and subject to manager approval. Funds not utilized will be reallocated to other NSP-eligible activities.

Update August 2012: The budget was increased to \$5,149,181.83 based upon actual expenditures to date and estimated rehab costs in order to complete the activity. An updated budget was submitted by CDPCN and approved by Clark County. Funds reimbursed will be based upon actuals and back-up documentation.

Grantee Activity Number:	CC-ARResale-HAND-PROJ
Activity Title:	NSP Acquisition and Rehab for Resale

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP - B (CC)

Projected Start Date:
03/01/2009

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:
COMPLETED

Benefit Report Type:
Direct (Households)

Activity Status:
Completed

Project Title:
Acquisition/Purchase and Rehabilitation (CC)

Projected End Date:
11/29/2011

Total Budget: \$ 2,975,434.83

Other Funds Total: \$ 2,188,036.39

Total Funds Amount: \$ 5,163,471.22

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	19	4	8	63.16
# of Households	19	4	8	63.16

Proposed Accomplishments	Total
# of Singlefamily Units	19
# of Housing Units	19
#Units exceeding Energy Star	19
# of Properties	19

Activity is being carried out by Grantee: No

Activity is being carried out through:

Organization carrying out Activity:
HAND Development Group

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
HAND Development Group	Non-Profit	\$ 2,975,434.83

Funding Source Name	Matching Funds	Funding Amount
State of NV NSP	No	\$ 2,188,036.39

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) non-profit organizations selected by the County through a competitive RFP/RFQ process would purchase foreclosed or abandoned homes and rehabilitate them to County housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI while simultaneously repairing damaged property and modernizing older housing stock.

The Grant agreements was executed by and between Clark County and HAND Development Company on September 15, 2009 and amended on June 15, 2010. HAND Development Company assigned the grant agreement to HAND Development Group on February 16, 2010 for the purposes of property insurance coverage. The Amendment (Clark County NSP1 Amendment #2) increased the total Federal funds budget from \$898,254 to \$2,443,571. The additional funds were moved from the Homebuyer Assistance Program (HAP) to the Acquisition Rehab Resale program. Additional funds re-captured and unused from the HAP program increased the budget by an additional \$201,347 in August 2010 for a total Federal budget of \$2,644,918 in NSP1 funds.

HAND Development Group has an additional \$2,187,564 in State of Nevada NSP1 funds for a grand total allocation of \$4,631,135. These state funds were part of the initial grant agreement executed on September 15, 2009.

Prior to the release of the new DRGR Program Income module, total budget adjustments were made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended was calculated as additional funds obligated to that activity, therefore obligations and budgets were adjusted quarterly to reflect actual activity levels until the new Program Income module was released in December 2011. The new module allows for more accurate reporting to reflect both program fund and program income expenditures by activity.

On September 20, 2011 the Board of County Commissioners approved a reallocation of NSP funds from other activities where funds were no longer needed (Third Amendment to the NSP1 Action Plan). Budgets were decreased in the Homebuyer Assistance Program activities, the ASI Redevelopment Project and the Clark County Administration activity. Funds were reallocated to the Acquisition Rehab activities including SNRHA, CDPCN, HFN and HAND. HAND submitted a final budget for all properties with an estimated amount of additional funds needed to complete the activity, and it was approved by Management to increase the budget by \$336,998.53. Any funds not drawn down by HAND by 12/31/2011 will be reallocated to other NSP activities.

Activity complete as of December 31, 2011. All funds drawn and all beneficiaries reported.

Grantee Activity Number:	CC-ARResale-HFN-PROJ
Activity Title:	NSP Acquisition and Rehab for Resale

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - B (CC)

Projected Start Date:

03/01/2009

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Activity Status:

Completed

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected End Date:

09/30/2012

Total Budget:

\$ 5,061,373.38

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 5,061,373.38

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	31	2	24	83.87
# of Households	31	2	24	83.87

Proposed Accomplishments

	Total
# of Singlefamily Units	31
# of Housing Units	31
#Units exceeding Energy Star	31
# of Properties	31

Activity is being carried out by Grantee:

No

Activity is being carried out through:
Organization carrying out Activity:

Clark County, Nevada - Community Resources Management Division

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Clark County, Nevada - Community Resources Management Division	Local Government	\$ 0.00
Housing for Nevada	Non-Profit	\$ 5,061,373.38

Location Description:

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Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) non-profit organizations selected by the County through a competitive RFP/RFQ process would purchase foreclosed or abandoned homes and rehabilitate them to County housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership

opportunities for households earning less than 120% AMI while simultaneously repairing damaged property and modernizing older housing stock.

The Grant agreement was executed by and between Clark County and Housing for Nevada on September 1, 2009 and amended on June 15, 2010. The Amendment (Clark County NSP1 Amendment #2) increased the total Federal funds budget from \$3,085,818 to \$4,631,134. The additional funds were moved from the Homebuyer Assistance Program (HAP) to the Acquisition Rehab Resale program. Additional funds re-captured and unused from the HAP program increased the budget by an additional \$201,347 in August 2010 for a total Federal budget of \$4,832,481 in NSP1 funds.

Prior to the release of the new DRGR Program Income module, total budget adjustments were made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended was calculated as additional funds obligated to that activity, therefore obligations and budgets were adjusted quarterly to reflect actual activity levels until the new Program Income module was released in December 2011. The new module allows for more accurate reporting to reflect both program fund and program income expenditures by activity.

On September 6, 2011, the Board of County Commissioners approved HFN's request to extend their current grant agreement to March 31, 2012 in order to complete the activity.

On September 20, 2011 the Board of County Commissioners approved a reallocation of NSP funds from other activities where funds were no longer needed (Third Amendment to the NSP1 Action Plan). Budgets were decreased in the Homebuyer Assistance Program activities, the ASI Redevelopment Project and the Clark County Administration activity. Funds were reallocated to the Acquisition Rehab activities including SNRHA, CDPCN, HFN and HAND. HFN submitted a final development budget for all properties with an estimated amount of additional funds needed to complete the activity, and it was approved by Management to increase the budget by \$251,951.77. Any funds not drawn down by HFN by 3/31/2012 will be reallocated to other NSP activities.

Clark County Community Resources Management Division manager approved HFN's request for extension through June 15, 2012 as permitted by the grant agreement in order to finalize resale closings on all properties acquired and rehabbed under this activity. Final draws are expected to be complete shortly after that extension date.

Activity complete as of September 30, 2012. All beneficiaries reported and all funds expended.

Grantee Activity Number: CC-ARResale-SNRHA
Activity Title: SNRHA Resale

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - B (CC)

Projected Start Date:

04/05/2011

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Activity Status:

Completed

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected End Date:

09/30/2012

Total Budget: \$ 247,102.27

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 247,102.27

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	2	1	1	100.00
# of Households	2	1	1	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
#Units exceeding Energy Star	1
# of Properties	2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Southern Nevada Regional Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Southern Nevada Regional Housing Authority	Local Government	\$ 247,102.27

Location Description:

6838 Silver Eagle Avenue, Las Vegas, NV 89122
 5451 Raccoon Valley, Las, Vegas, NV 89122

Activity Description:

Clark County has provided the Southern Nevada Regional Housing Authority (SNRHA) with NSP funds to acquire, rehab and rent scattered site single family homes throughout the Clark County NSP1 target area. Of the 82 properties purchased for that activity with both Federal and State NSP funds, two of the properties acquired and rehabbed are located within the Copper Creek Homeowners Association that has prohibited additional rental housing in the community pursuant to the lease/rental requirements contained within the CC&R Articles of the Association. This was an unforeseen and unanticipated barrier to the NSP Acquisition Rehab Rental program. SNRHA has agreed to sell these two properties to an NSP-eligible homebuyer as an alternative NSP-eligible activity. The total amount of funds to be re-allocated to this activity is \$247,222.27 which represents the



total amount of NSP funds already expended by SNRHA for the acquisition and rehab of these two properties to be sold. The Amendment to the Interlocal Agreement for NSP funds between Clark County and SNRHA was approved by the Board of County Commissioners on April 5, 2011. SNRHA plans to market these two properties to graduates of the SNRHA family self-sufficiency program who have expressed an interest in home ownership.

Prior to the release of the new DRGR Program Income module, total budget adjustments were made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended was calculated as additional funds obligated to that activity, therefore obligations and budgets were adjusted quarterly to reflect actual activity levels until the new Program Income module was released in December 2011. The new module allows for more accurate reporting to reflect both program fund and program income expenditures by activity.

On September 20, 2011, the Board of County Commissioners approved the extension of the interlocal grant agreement with SNRHA to March 31, 2012. This extension covers both the properties for rental as well as the two resale properties under this activity. Clark County Community Resources Management Division manager approved a request for extension through June 29, 2012 as permitted by the grant agreement in order to complete the sale of 6838 Silver Eagle (in escrow). Activity complete as of September 30, 2012. All funds expended and all beneficiaries reported.

Grantee Activity Number:	CC-HAP-CCCS
Activity Title:	NSP Homebuyer Assistance Program

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP - A (CC)

Projected Start Date:

03/01/2009

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Activity Status:

Completed

Project Title:

Financing Mechanisms (CC)

Projected End Date:

10/31/2010

Total Budget: \$ 30,966.93

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 30,966.93

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	3		1	33.33
# of Households	3		1	33.33

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3

Activity is being carried out by Grantee:

No

Activity is being carried out through:
Organization carrying out Activity:

Consumer Credit Counseling Service DBA Financial Guidance Center

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Consumer Credit Counseling Service DBA Financial Guidance Center	Non-Profit	\$ 30,966.93

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Description:

The purpose of the program is to enable low-and middle-income households to quickly purchase and occupy foreclosed single-family homes before the effects of vacancy, vandalism and blight become acute. Through the provision of down payment assistance, new homebuyers will purchase and occupy foreclosed properties that meet the County's housing standards in designated census tracts. The target purchaser population would be FHA or other credit worthy borrowers. All properties acquired under this activity must meet the required purchase discount of 1% less than current market appraised value. The homebuyer must be NSP eligible with a household income of 120% or below Area Median Income. No rehab on the property was performed with NSP funds in this activity.

The grant agreement was executed by and between Clark County and Consumer Credit Counseling Service on October 6, 2009 in the amount of \$2,140,000. The Homebuyer Assistance Program (HAP) as designed was not successful in the local market and had many challenges associated with consumers attempting to secure accepted offers at the required discount in the open

market. As a result, only a small percentage of funds initially allocated to this program will be used by HAP Subrecipients of Clark County within the timeliness requirements of the obligation deadline. An Amendment (Clark County NSP1 Amendment #2) to move un-committed funds to the Acquisition Rehab Resale program (\$4,635,949) and a Redevelopment Project for Accessible Space, Inc. (\$1,250,000) was approved by the Board of County Commissioners on May 18, 2010. A total of \$5,885,949 was recaptured from the HAP program in May 2010 and an additional \$604,041.01 in August 2010 in order to ensure compliance with the HUD NSP1 obligation deadline. Of this total, the amount recaptured from Consumer Credit Counseling Service totaled \$2,109,033.07.

The first adjustment was effective as of May 28, 2010 and the second adjustment of un-obligated funds was effective as of August 9, 2010. Consumer Credit Counseling Service maintained a total project budget of \$30,966.93 to assist three homebuyers in Clark County. Draw downs were completed through from both program funds and program income funds to total this budget.

Prior to the release of the new DRGR Program Income module, total budget adjustments were made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended was calculated as additional funds obligated to that activity, therefore obligations and budgets were adjusted quarterly to reflect actual activity levels until the new Program Income module was released in December 2011. The new module allows for more accurate reporting to reflect both program fund and program income expenditures by activity.

Activity Complete as of September 30, 2010. All funds expended and all beneficiaries reported.



Grantee Activity Number:	CC-HAP-HFN
Activity Title:	NSP Homebuyer Assistance Program with Rehab

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Completed

Project Number:

NSP - B (CC)

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected Start Date:

03/01/2009

Projected End Date:

10/31/2010

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 48,767.49

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 48,767.49

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:
Organization carrying out Activity:

Clark County, Nevada - Community Resources Management Division

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Clark County, Nevada - Community Resources Management Division	Local Government	\$ 0.00
Housing for Nevada	Non-Profit	\$ 48,767.49

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Description:

The purpose of the program is to enable low-and middle-income households to quickly purchase and occupy foreclosed single-family homes before the effects of vacancy, vandalism and blight become acute. Through the provision of down payment assistance, new homebuyers will purchase and occupy foreclosed properties that meet the County's housing standards in designated census tracts. The target purchaser population would be FHA or other credit worthy borrowers. All properties acquired under this activity must meet the required purchase discount of 1% less than current market appraised value. The homebuyer must be NSP eligible with a household income of 120% or below Area Median Income. The subrecipient assisted the homebuyer with the hiring of a contractor to perform minor rehab using NSP funds under this activity as well. The grant agreement was executed by and between Clark County and Housing for Nevada on October 6, 2009 in the amount of

\$1,700,000. The Homebuyer Assistance Program (HAP) as designed was not successful in the local market and had many challenges associated with consumers attempting to secure accepted offers at the required discount in the open market. As a result, only a small percentage of funds initially allocated to this program will be used by HAP Subrecipients of Clark County within the timeliness requirements of the obligation deadline. An Amendment (Clark County NSP1 Amendment #2) to move un-committed funds to the Acquisition Rehab Resale program (\$4,635,949) and a Redevelopment Project for Accessible Space, Inc. (\$1,250,000) was approved by the Board of County Commissioners on May 18, 2010.

A total of \$5,885,949 was recaptured from the HAP program in May 2010 and an additional \$604,041.01 in August 2010 in order to ensure compliance with the HUD NSP1 obligation deadline. Of this total, the amount recaptured from Housing for Nevada totaled \$1,650,777.

The first adjustment was effective as of May 28, 2010 and the second adjustment of un-obligated funds was effective as of August 9, 2010. Housing for Nevada maintained a total project budget of \$48,767.49 to assist one homebuyer in Clark County with the purchase and rehab of a single family home. Draw downs were completed through both project funds and program income funds.

Activity complete as of September 30, 2010. All funds expended and all beneficiaries reported.

Grantee Activity Number:	CC-HAP-NHS
Activity Title:	NSP Homebuyer Assistance Program

Activity Type:

Homeownership Assistance to low- and moderate-income

Activity Status:

Completed

Project Number:

NSP - A (CC)

Project Title:

Financing Mechanisms (CC)

Projected Start Date:

03/01/2009

Projected End Date:

10/31/2010

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 51,225.11

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 51,225.11

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Total	Low	Mod	Low/Mod%
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Owner Households

2		2	100.00
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of Households

2		2	100.00
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Proposed Accomplishments
Total

of Singlefamily Units

2

of Housing Units

2

Activity is being carried out by Grantee:

No

Activity is being carried out through:
Organization carrying out Activity:

Neighborhood Housing Services of Southern Nevada

Proposed budgets for organizations carrying out Activity:
Responsible Organization
Organization Type
Proposed

Neighborhood Housing Services of Southern Nevada

Non-Profit

\$ 51,225.11

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Description:

The purpose of the program is to enable low-and middle-income households to quickly purchase and occupy foreclosed single-family homes before the effects of vacancy, vandalism and blight become acute. Through the provision of down payment assistance, new homebuyers will purchase and occupy foreclosed properties that meet the County's housing standards in designated census tracts. The target purchaser population would be FHA or other credit worthy borrowers. All properties acquired under this activity must meet the required purchase discount of 1% less than current market appraised value. The homebuyer must be NSP eligible with a household income of 120% or below Area Median Income. No rehabilitation was performed under this activity using NSP funds.

The grant agreement was executed by and between Clark County and Neighborhood Housing Services of Southern Nevada on October 6, 2009 in the amount of \$1,500,000. The Homebuyer Assistance Program (HAP) as designed was not successful in the local market and had many challenges associated with consumers attempting to secure accepted offers at the required

discount in the open market. As a result, only a small percentage of funds initially allocated to this program will be used by HAP Subrecipients of Clark County within the timeliness requirements of the obligation deadline. An Amendment (Clark County NSP1 Amendment #2) to move un-committed funds to the Acquisition Rehab Resale program (\$4,635,949) and a Redevelopment Project for Accessible Space, Inc. (\$1,250,000) was approved by the Board of County Commissioners on May 18, 2010.

A total of \$5,885,949 was recaptured from the HAP program in May 2010 and an additional \$604,041.01 in August 2010 in order to ensure compliance with the HUD NSP1 obligation deadline. Of this total, the amount recaptured from Neighborhood Housing Services totaled \$1,442,600.

The first adjustment was effective as of May 28, 2010 and the second adjustment of un-obligated funds was effective as of August 9, 2010. Neighborhood Housing Services maintained a total project budget of \$51,225.11 to assist two homebuyers in Clark County. Draws were completed using both program funds and program income funds for this total budget.

Prior to the release of the new DRGR Program Income module, total budget adjustments were made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended was calculated as additional funds obligated to that activity, therefore obligations and budgets were adjusted quarterly to reflect actual activity levels until the new Program Income module was released in December 2011. The new module allows for more accurate reporting to reflect both program fund and program income expenditures by activity.

Activity complete as of September 30, 2010. All funds expended and all beneficiaries reported.

Grantee Activity Number:	CC-HAP-NV Partners
Activity Title:	NSP Homebuyer Assistance Program

Activity Type:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP - A (CC)

Projected Start Date:

03/01/2009

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Activity Status:

Completed

Project Title:

Financing Mechanisms (CC)

Projected End Date:

10/31/2010

Total Budget: \$ 171,912.53

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 171,912.53

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	8	2	6	100.00
# of Households	8	2	6	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	8
# of Housing Units	8

Activity is being carried out by Grantee:

No

Activity is being carried out through:
Organization carrying out Activity:

Nevada Partners, Incorporated

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Nevada Partners, Incorporated	Non-Profit	\$ 171,912.53

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Description:

The purpose of the program is to enable low-and middle-income households to quickly purchase and occupy foreclosed single-family homes before the effects of vacancy, vandalism and blight become acute. Through the provision of down payment assistance, new homebuyers will purchase and occupy foreclosed properties that meet the County's housing standards in designated census tracts. The target purchaser population would be FHA or other credit worthy borrowers. All properties acquired under this activity must meet the required purchase discount of 1% less than current market appraised value. The homebuyer must be NSP eligible with a household income of 120% or below Area Median Income. No rehabilitation was performed under this activity using NSP funds.

The grant agreement was executed by and between Clark County and Nevada Partners, Inc on October 6, 2009 in the amount of \$1,460,000. The Homebuyer Assistance Program (HAP) as designed was not successful in the local market and had many challenges associated with consumers attempting to secure accepted offers at the required discount in the open market. As a

result, only a small percentage of funds initially allocated to this program will be used by HAP Subrecipients of Clark County within the timeliness requirements of the obligation deadline. An Amendment (Clark County NSP1 Amendment #2) to move un-committed funds to the Acquisition Rehab Resale program (\$4,635,949) and a Redevelopment Project for Accessible Space, Inc. (\$1,250,000) was approved by the Board of County Commissioners on May 18, 2010.

A total of \$5,885,949 was recaptured from the HAP program in May 2010 and an additional \$604,041.01 in August 2010 in order to ensure compliance with the HUD NSP1 obligation deadline. Of this total, the amount recaptured from Nevada Partners totaled \$1,287,579.97.

The first adjustment was effective as of May 28, 2010 and the second adjustment of un-obligated funds was effective as of August 9, 2010. Nevada Partners maintained a total project budget of \$171,912.53 to assist eight homebuyers in Clark County. Draws were completed using all program funds for this total budget (no PI expended under this activity therefore no budget adjustments made prior to the release of the new PI module in December 2011).

Activity Complete as of September 30, 2010. All funds expended and all beneficiaries reported.

Grantee Activity Number: CC-NSP-ADMIN
Activity Title: NSP Administration

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

NSP - F (CC)

Project Title:

Administration and Planning Costs (CC)

Projected Start Date:

09/26/2008

Projected End Date:

06/30/2017

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Total Budget:

\$ 1,911,724.94

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 1,911,724.94

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Clark County, Nevada - Community Resources Management Division

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Clark County, Nevada - Community Resources Management Division

Organization Type

Local Government

Proposed

\$ 1,911,724.94

Funding Source Name

State of NV NSP

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

Clark County, Nevada

Activity Description:

This activity will provide general administration and planning activities to include: General management, oversight, coordination and professional services.

Clark County has also allocated administration funds to subrecipients by and through grant agreements for the reimbursement of expenses associated with the administration of their NSP1 programs.

Administration funds are allocated to the following NSP1 subrecipients:

Southern Nevada Regional Housing Authority (ARRental): \$277,909

Consumer Credit Counseling Service (HAP): \$107,000

Housing for Nevada (HAP): \$85,000

Neighborhood Housing Services of Southern Nevada (HAP): \$75,000

Nevada Partners (HAP): \$73,000

Clark County initially allocated Administration in the amount of \$559,439 State of Nevada NSP1 funds however these funds were re-allocated to a Redevelopment Activity for St. Jude's Ranch through an Amendment on April 16, 2010 (Clark County NSP1 Amendment #1).

The total initial Admin allocation of \$2,282,906 represented approximately 7% of all NSP1 funds awarded to Clark County

(Federal and State combined). Following an evaluation of Admin funds expended to date and projected Admin expenses through the end of the grant period, Clark County staff re-allocated funds from this activity. The activity was adjusted following the Third Amendment to the NSP1 Action Plan published on September 2, 2011 and approved by the Board of Clark County Commissioners on September 20, 2011. As of September 27, 2011, the total Admin budget is \$1,256,020. Funds de-obligated from this activity were reallocated to the Acquisition/Rehab activities for SNRHA, CDPCN, HAND and HFN.

Prior to the release of the new DRGR Program Income module, total budget adjustments were made to the expenditure of program income under this activity in accordance with the First In First Out rule. Program income expended was calculated as additional funds obligated to that activity, therefore obligations and budgets were adjusted quarterly to reflect actual activity levels until the new Program Income module was released in December 2011. The new module allows for more accurate reporting to reflect both program fund and program income expenditures by activity.

Update August 2012: Clark County has allocated an additional \$655,704.94 to the Admin budget based upon the 10% share of program income receipted to date that is eligible for Administration funds. Administration funds are now budgeted for Clark County staff through 2017 during which time it is anticipated the the program income generated under the first allocation of NSP1 funds will be allocated to new NSP1 activities and implemented to result in funds expenditure during that time. The total Admin budget as of August 2012 is \$1,911,724.94.

Grantee Activity Number:	CC-NSP-Counseling-CANCELLED
Activity Title:	NSP Housing Counseling

Activity Type:

Public services

Activity Status:

Cancelled

Project Number:

NSP - B (CC)

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected Start Date:

03/01/2009

Projected End Date:

06/15/2010

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 0.00

Environmental Assessment:
Benefit Report Type:

Direct (Person)

Proposed Beneficiaries

Total	Low	Mod	Low/Mod%
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of Persons

0.0

of Cases closed

0.0

of Cases opened

0.0

Activity is being carried out by Grantee:

No

Activity is being carried out through:
Organization carrying out Activity:

Clark County, Nevada - Community Resources Management Division

Proposed budgets for organizations carrying out Activity:
Responsible Organization

Clark County, Nevada - Community Resources Management Division

Organization Type

Local Government

Proposed

\$ 0.00

Location Description:

Clark County, NV

Activity Description:

Clark County initially planned to use \$400,000 in NSP1 funds for housing counseling. This activity was cancelled and all funds reallocated to eligible use E for a Redevelopment activity (St. Jude's Ranch). The Amendment was published April 16, 2010 (Clark County NSP1 Amendment #1). The grant agreement for St. Jude's Ranch was approved by the Board of County Commissioners on June 15, 2010.

Grantee Activity Number:	CC-NSP-Demolition-CANCELLED
Activity Title:	Demolition

Activity Type:

Clearance and Demolition

Activity Status:

Cancelled

Project Number:

NSP - D (CC)

Project Title:

Demolition (CC)

Projected Start Date:

03/01/2009

Projected End Date:

06/30/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 0.00

Environmental Assessment:
Benefit Report Type:

NA

Proposed Accomplishments
Total

of Singlefamily Units

of Multifamily Units

of Housing Units

of Properties

Activity is being carried out by Grantee:
Activity is being carried out through:

No

Organization carrying out Activity:

Clark County, Nevada - Community Resources Management Division

Proposed budgets for organizations carrying out Activity:
Responsible Organization
Organization Type
Proposed

Clark County, Nevada - Community Resources Management Division

Local Government

\$ 0.00

Location Description:

Clark County, NV

Activity Description:

Clark County initially allocated \$75,000 for Demolition as needed for redevelopment projects. However, Clark County redevelopment is to be constructed on vacant land and no demolition was required. The activity was cancelled and all funds reallocated to eligible use E for a redevelopment project (St. Jude's Ranch). The Amendment to reallocate these funds was published on April 16, 2010. The Agreement with St. Jude's Ranch was approved by the Board of County Commissioners on June 15, 2010.

Grantee Activity Number:	CC-Program Income-CANCELLED
Activity Title:	CC Program Income Holding Account

Activity Type:

Planning

Project Number:

CC-PI

Projected Start Date:

02/01/2011

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Activity Status:

Cancelled

Project Title:

CC Program Income receipted

Projected End Date:

12/31/2011

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Benefit Report Type:

Area Benefit (Census)

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

Clark County, Nevada - Community Resources Management Division

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Clark County, Nevada - Community Resources Management Division	Local Government	\$ 0.00

Location Description:

N/A

Activity Description:

This activity was used for transfers from activities where program income was expended in order to reflect correct obligations for those activities. No vouchers or disbursements will occur from this activity. As program income was obligated for other NSP-eligible activities, the budget in this activity was adjusted and funds moved accordingly. However, upon release of DRGR version 7.3 in December 2011, the program income module and reporting now allows budget adjustments without this transfer account. Therefore, this activity will no longer be used going forward and the budgets zeroed out.

Grantee Activity Number:	CC-REDEV-ASI
Activity Title:	Redevelopment-ASI-Bledsoe II

Activity Type:

Construction of new housing

Project Number:

NSP - E (CC)

Projected Start Date:

06/01/2010

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Activity Status:

Completed

Project Title:

Redevelopment (CC)

Projected End Date:

12/31/2011

Total Budget: \$ 645,625.62

Other Funds Total: \$ 3,290,592.00

Total Funds Amount: \$ 3,936,217.62

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	22	22		100.00
# of Households	22	22		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	22
# of Housing Units	22
# ELI Households (0-30% AMI)	21
#Units with bus/rail access	22

Activity is being carried out by Grantee:

No

Activity is being carried out through:
Organization carrying out Activity:

Accessible Space, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Accessible Space, Inc.	Non-Profit	\$ 645,625.62

Funding Source Name

	Matching Funds	Funding Amount
NV Low Income Housing Trust Fund	No	\$ 452,093.00
HUD Multifamily Section 811	No	\$ 2,838,499.00

Location Description:

Unincorporated Clark County Parcel # 14021103008 located on Bledsoe Lane between Carey Avenue and Judson Avenue
2312 Bledsoe Lane, Sunrise Manor township unincorporated Clark County
Las Vegas, NV 89156

Activity Description:

The project will be for the new construction of a 22-unit, fully accessible affordable rental housing complex with supportive services (1 unit is a manager unit). \$1,250,000 in federal NSP funds will be used for the redevelopment of vacant property. Funds were re-allocated from the Homebuyer Assistance Program (HAP) and recapture approved by the Board of County Commissioners on May 18, 2010 (Clark County NSP1 Amendment #2). The grant agreement executed by and between Clark County and Accessible Space Inc. was approved by the Board of County Commissioners on June 15, 2010.



Accessible Space, Inc. will enter into an agreement to form a wholly-owned subsidiary nonprofit corporation - ASI Bledsoe, Inc., for the sole purpose of owning and operating the affordable housing Project in accordance with HUD's requirements for a Section 811 financed Project. The NSP funds provided to Accessible Space, Inc., will provide gap financing to the Project and will be invested as owner equity in the Project.

Of the 22 units, a minimum of 10 units must be designated as County NSP-assisted units. None of the County assisted units may be used to meet requirements of any other participating entity. Ten (10) of the County NSP units will be rent and income targeted to households at or below 50% of the Area Median Income as annually designated by HUD. The NSP units will be considered as floating units and may change over time so long as the assisted units remain comparable to the non-assisted units over the affordability period in terms of size, features and number of bedrooms. It is anticipated that all 21 rental units will be occupied by households at or below 30% Area Median Income. It is also anticipated that the manager unit be occupied by an NSP-eligible household at 50% or below AMI therefore all 22 units will contribute to the 25% low income set aside requirement.

The Project will be operated as affordable housing for a minimum period of twenty (20) years.

Upon project construction completion, it was determined that the total budget of NSP-eligible expenses was \$645,625.62. The third amendment to the NSP1 Action Plan was published on 9/2/11 and reallocation of funds approved by the Board of Clark County Commissioners on 9/20/11. Therefore, the budget for this activity was reduced in September 2011 and funds were reallocated to the Acquisition/Rehab activities for SNRHA, CDPCN, HFN and HAND.

The total project budget to construct the 22 units of housing from all funding sources was \$4,945,108. Of that total, \$645,625.62 is NSP1 funds. The other funding sources include HUD 811 Multifamily housing funds, the Federal Home Loan Bank, Developer equity, and State of Nevada Low Income Housing Trust Funds (LIHTF).

Activity Complete as of December 31, 2011. All funds drawn and all beneficiaries reported.

Update August 2012: Upon completion of a project audit as required by the HUD Office of Multifamily Housing for use of the HUD 811 funds, it was found that there had been some expenses double-billed to both HUD and Clark County. This occurred due to duplicated efforts of ASI staff members during one of those staff members' medical leave. This error was corrected through the remittance of a reimbursement of funds to Clark County. It was receipted under the program income module because there is no other mechanism in DRGR to account for a reimbursement and was expended similarly to program income according to the first-in first-out rule. However, it will not be treated as program income for the purposes of Administration allocation.

Grantee Activity Number:	CC-REDEV-St. Judes Ranch
Activity Title:	Redevelopment-SJR

Activity Type:

Construction of new housing

Activity Status:

Completed

Project Number:

NSP - E (CC)

Project Title:

Redevelopment (CC)

Projected Start Date:

06/01/2010

Projected End Date:

09/30/2012

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget:

\$ 895,000.00

Other Funds Total:

\$ 1,841,054.98

Total Funds Amount:

\$ 2,736,054.98

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	7	7		100.00
# of Households	7	7		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	7
# of Housing Units	7
# ELI Households (0-30% AMI)	7
#Units w/ other green	7
#Units with bus/rail access	7
#Low flow showerheads	7
#Low flow toilets	7

Activity is being carried out by Grantee:

No

Activity is being carried out through:
Organization carrying out Activity:

St. Jude's Ranch for Children

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
St. Jude's Ranch for Children	Non-Profit	\$ 895,000.00

Funding Source Name	Matching Funds	Funding Amount
State of NV NSP	No	\$ 1,041,054.98
HUD SHP Continuum of Care	No	\$ 800,000.00

Location Description:

Unincorporated Clark County Parcel # 16225103002 located between Tropicana Avenue and Reno Avenue on McLeod Drive
5005 McLeod Drive
Las Vegas, NV 89120

Activity Description:

This activity will provide for the redevelopment of a vacant parcel. St Jude's Ranch proposes to construct St Jude's Crossings, a 15-unit multifamily rental housing development for at-risk youth aged 18-25, as well as 1 resident manager unit. Along with the new, quality affordable housing, supportive services will be provided to help these young adults with job training, education and life skills so that they can become stable, self-sufficient members of the community.

Based upon the pro-rata share of construction funds from the two NSP sources (Federal and State), Federal NSP funds account for 46% of the construction budget and State NSP funds account for 54% of the construction budget. Therefore, 46% of the units (7 units) will be reported under the Federal NSP1 grant and 54% of the units (8 units) will be reported under the State NSP1 grant. (UPDATE AUGUST 2012)

The 1-acre site is located on McLeod Drive between Tropicana Avenue and Reno Avenue in the unincorporated County. This location is central, near UNLV and provides access to major transit corridors so that these young adults will have transportation to work and/or school. The development will also provide 1,500 square feet of community space that will include a large social and meeting room with a full kitchen, a computer room, an office, and a conference room. The structure is anticipated to include approximately 10,000 square feet, with each residential unit measuring 500 square feet. Building Hope Nevada (BHN), a local non-profit, will act as the design-development partner for this project.

Funds were re-allocated from activities Housing Counseling (\$400,000) and Demolition (\$75,000 through an Amendment published April 16, 2010 (Clark County NSP1 Amendment #1). These funds combined with the existing \$420,000 already allocated to a Redevelopment Project provides St. Jude's Ranch with a Federal funds budget of \$895,000. An additional \$1,059,439 in State of NV NSP1 funds has also been allocated to St. Jude's Ranch through the grant agreement approved June 15, 2010. Based on final invoices, the final amount of State NSP1 funds used for this project is \$1,041,054.98 as of November 2012.

St Jude's Ranch also received an allocation \$800,000 Continuum of Care Supportive Housing Program (SHP) grant to help cover the costs of construction. SHP will also provide two years of funding for rental assistance and supportive services.

Total project costs are estimated at \$2.7 million with approximately \$1.9 MM coming from state and federal Neighborhood Stabilization Program funds.

Any properties redeveloped as residential housing with NSP funds will meet the continued affordability requirements established by the County for the NSP Program. The minimum requirements will be in accordance with the HOME Program standards at 24 CFR 92.254 for homeownership housing or, for rental housing, in accordance with the HOME Program standards at 24 CFR 92.252 (a), (c), (e) and (f).

Grantee Activity Number:	CC-SNRHA-CDBG-R-Duplex
Activity Title:	SNRHA Rehab of Duplex

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (CC)

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected Start Date:

08/20/2012

Projected End Date:

12/31/2012

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 17,490.54

Other Funds Total:

\$ 150,588.75

Total Funds Amount:

\$ 168,079.29

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Total	Low	Mod	Low/Mod%
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Renter Households

2		2	100.00
---	--	---	--------

of Households

2		2	100.00
---	--	---	--------

Proposed Accomplishments
Total
of Singlefamily Units

2

of Housing Units

2

of Properties

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:
Organization carrying out Activity:

Southern Nevada Regional Housing Authority

Proposed budgets for organizations carrying out Activity:
Responsible Organization

Southern Nevada Regional Housing Authority

Organization Type

Local Government

Proposed

\$ 17,490.54

Funding Source Name

CDBG-ARRA (CDBG-R)

Matching Funds

No

Funding Amount

\$ 150,588.75

Location Description:

4920 Nevada Avenue
Las Vegas, NV 89104
Both units of single story duplex

Activity Description:

The Southern NV Regional Housing Authority (SNRHA) will acquire and rehabilitate both units of a duplex according to Clark County NSP Rehab Standards for 1-4 unit structures. Both units will be rented to households at or below 80% AMI, with a rental preference established for U.S. Veterans.

The property will be acquired and partially rehabbed with CDBG-ARRA funds awarded to Clark County. The remainder of the rehab will be completed using Clark County NSP1 funds. This project is located within the original Clark County NSP1 target area.

SNRHA will maintain the property as affordable rental housing for an affordability period of 20 years, secured by a Deed of Trust

recorded at closing.

Clark County publicly noticed the Amendment to the FY 2009 Action Plan for the CDBG-R program on July 9, 2012 and was posted on Clark County's website. No public comments were received through the end of the 7 day public comment period. The Clark County Board of County Commissioners approved the Interlocal Agreement between Clark County and SNRHA for the CDBG-ARRA and NSP1 funds on July 17, 2012.



Grantee Activity Number: NLV-ARResale-HAND-PROJ
Activity Title: NLV Acquisition Rehab for Resale

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - B (NLV)

Projected Start Date:

03/01/2009

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected End Date:

09/30/2012

Total Budget:

\$ 1,314,811.26

Other Funds Total:

\$ 354,261.69

Total Funds Amount:

\$ 1,669,072.95

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	9		5	55.56
# of Households	9		5	55.56

Proposed Accomplishments

	Total
# of Singlefamily Units	9
# of Housing Units	9
# of Properties	9

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of North Las Vegas - Housing and Neighborhood Services

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of North Las Vegas - Housing and Neighborhood Services	Local Government	\$ 938,387.11
HAND Development Group	Non-Profit	\$ 376,424.12

Funding Source Name

State of NV NSP	Matching Funds	Funding Amount
	No	\$ 354,261.69

Location Description:

Zip codes 89031, 89032, 89081, 89084, 89086, 89030 City of North Las Vegas, NV

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) the City will purchase the abandoned and/or foreclosed homes and then convey these properties to non-profit organizations selected by the City through a competitive RFP/RFQ process to rehabilitate them to City housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI.

North Las Vegas initially allocated \$2,319,528 in Federal funds to this activity. Funds were later re-allocated from the Desert

Mesa project and added to this activity when it was determined that the Desert Mesa redevelopment project was no longer feasible. \$825,000 in Federal funds were moved to this activity on March 17, 2010 (NLV NSP1 Amendment #2) and an additional \$1,300,000 on May 5, 2010 (NLV NSP1 Amendment #3). The grand total of \$4,444,528 in Federal funds for Acquisition Rehab Resale was divided amongst the four nonprofit developers selected through RFP process. Of that total, \$1,089,632.07 in Federal funds were allocated to properties owned by HAND Development Group who will be responsible for the rehab and resale of 9 single family homes. A total of \$1,030,238 in State of Nevada funds are also allocated to this activity and divided amongst the four Developers. Update June 2012: Project activity budget updated based on actual expenditures for acquisition rehab and resale. The total Federal budget for HAND Development group is \$1,314,527.33.



Grantee Activity Number:	NLV-ARResale-HFN-PI-CANCELLED
Activity Title:	NLV Acquisition and Rehab for Resale Prog Income

Activity Type:

Planning

Activity Status:

Cancelled

Project Number:

NSP - B (NLV)

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected Start Date:

05/01/2010

Projected End Date:

05/31/2010

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Environmental Assessment:
Benefit Report Type:

Area Benefit (Census)

Activity is being carried out by Grantee:

No

Activity is being carried out through:
Organization carrying out Activity:

Housing for Nevada

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Housing for Nevada	Non-Profit	\$ 0.00

Location Description:

N/A

Activity Description:

Program income generated from the sale of ARResale properties may be used to expand the existing program and if so, will be reported under the activity NLV-ARResale-HFN-Proj. As of May 2010, this activity initially set up for the purpose of organizing program income disbursements will no longer be used.

Grantee Activity Number:	NLV-ARResale-HFN-PROJ
Activity Title:	NLV Acquisition and Rehabilitation for Resale

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

NSP - B (NLV)

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

12/31/2012

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 1,483,497.57

Other Funds Total:

\$ 197,819.55

Total Funds Amount:

\$ 1,681,317.12

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	9	1	7	88.89
# of Households	9	1	7	88.89

Proposed Accomplishments

	Total
# of Singlefamily Units	9
# of Housing Units	9
# of Properties	9

Activity is being carried out by Grantee:

No

Activity is being carried out through:
Organization carrying out Activity:

City of North Las Vegas - Housing and Neighborhood Services

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of North Las Vegas - Housing and Neighborhood Services	Local Government	\$ 927,905.92
Housing for Nevada	Non-Profit	\$ 555,591.65

Funding Source Name

	Matching Funds	Funding Amount
State of NV NSP	No	\$ 197,819.55

Location Description:

Zip codes 89031, 89032, 89081, 89084, 89086, 89030 City of North Las Vegas, NV

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) the City will purchase the abandoned and/or foreclosed homes and then convey these properties to non-profit organizations selected by the City through a competitive RFP/RFQ process to rehabilitate them to City housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI.

North Las Vegas initially allocated \$2,319,528 in Federal funds to this activity. Funds were later re-allocated from the Desert

Mesa project and added to this activity when it was determined that the Desert Mesa redevelopment project was no longer feasible. \$825,000 in Federal funds were moved to this activity on March 17, 2010 (NLV NSP1 Amendment #2) and an additional \$1,300,000 on May 5, 2010 (NLV NSP1 Amendment #3).

The grand total of \$4,444,528 in Federal funds for Acquisition Rehab Resale was divided amongst the four nonprofit developers selected through RFP process. Of that total, \$1,194,029.87 in Federal funds were allocated to properties owned by Housing for Nevada who will be responsible for the rehab and resale of 9 single family homes.

A total of \$1,030,238 in State of Nevada funds are also allocated to this activity and divided amongst the four Developers.

Update June 2012: The project activity budget was updated based upon actual expenditures incurred for acquisition rehab and resale. The total Federal funds budget for Housing for Nevada is \$1,483,497.57.

Grantee Activity Number:	NLV-ARResale-LH25-CDPCN
Activity Title:	NLV Acquisition and Rehabilitation for Resale LH25

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - B (NLV)

Projected Start Date:

03/01/2009

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:

COMPLETED

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected End Date:

12/31/2012

Total Budget: \$ 2,140,356.08

Other Funds Total: \$ 488,732.38

Total Funds Amount: \$ 2,629,088.46

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	13	13		100.00
# of Households	13	13		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	13
# of Housing Units	13
# ELI Households (0-30% AMI)	
# of Properties	13

Activity is being carried out by Grantee:

No

Activity is being carried out through:
Organization carrying out Activity:

City of North Las Vegas - Housing and Neighborhood Services

Proposed budgets for organizations carrying out Activity:
Responsible Organization

City of North Las Vegas - Housing and Neighborhood Services

Community Development Programs Center of Nevada

Organization Type

Local Government

Non-Profit

Proposed

\$ 1,430,356.08

\$ 710,000.00

Funding Source Name

State of NV NSP

Matching Funds

No

Funding Amount

\$ 488,732.38

Location Description:

Zip Codes 89031, 89032, 89081, 89084, 89086, 89030 City of North Las Vegas, NV

Activity Description:

This activity will address neighborhood stabilization in zip codes 89031, 89032 and 89084, 89086, 89030 and 89081, through the acquisition, rehabilitation and renting of foreclosed properties. Purchase of specific foreclosed properties will be dependent on highest degree of neighborhood need in conjunction with availability of foreclosed, moderately priced properties. Funds used for this activity will be used to meet the low income housing requirement for those below 50% AMI.



The City of North Las Vegas will select and acquire these properties and convey Title at closing. The City will not retain ownership; Community Development Programs Center of Nevada as selected through an RFQ process, will own, rehabilitate, operate, and manage these NSP properties. The tenure of the beneficiaries will be rental and individual leases must be for at least one year. As currently interpreted, NSP considers rental revenue in excess of the cost of operating and maintaining the unit to be program income and must be returned to the City of North Las Vegas. The properties will remain affordable in perpetuity for those individuals below 50% AMI through deed restrictions.

\$1,619,434 was initially allocated for this activity. Through an Amendment approved by City Council on March 17, 2010 (NLV NSP1 Amendment #2) an additional \$90,000 was moved to this activity. Funds were moved from the Redevelopment activity because CDBG funds were going to be used on that project instead of NSP1 funds.

An additional \$690,273 in State of Nevada NSP1 funds are also allocated to this activity for a grand total of \$2,399,707.

Update April 2012:

Originally, the City of North Las Vegas intended to market the properties acquired and rehabbed under this activity as rental houses. The scattered site units with market rental rates commensurate to households at or below 50 percent AMI did not produce a reasonable net operating income in order for the activity to be feasible as a rental portfolio. Through consultation with NSP Technical Assistance advisors, the City of North Las Vegas was advised that the activity would not produce the income necessary to be successful. In order to ensure that the homes remain a beneficial program to the community, it was decided that that the activity be converted to a resale program. An analysis of the portfolio indicated that some properties initially intended to be sold to households at or below 120 percent AMI would be instead sold to households at or below 50 percent AMI and vice versa. This will ensure that the City of North Las Vegas will still meet the low income 25 percent set aside for beneficiaries at or below 50 percent AMI.

This conversion to resale was approved by the City of North Las Vegas City Council in January of 2012 and was publicly noticed in the Las Vegas Review Journal on March 1, 2012.

Update June 2012:

The budget has been updated based upon revised estimates of scope of work to complete the rehabilitation of the thirteen properties acquired under this activity for a total budget of \$2,140,356.08 in Federal funds as of June 2012.

Grantee Activity Number:	NLV-ARResale-LMMI-CDPCN-PROJ
Activity Title:	NLV Acquisition and Rehab for Resale

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - B (NLV)

Projected Start Date:

03/01/2009

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected End Date:

12/31/2012

Total Budget: \$ 1,468,701.14

Other Funds Total: \$ 580,519.92

Total Funds Amount: \$ 2,049,221.06

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	10		8	80.00
# of Households	10		8	80.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10
# of Properties	10

Activity is being carried out by Grantee:

No

Activity is being carried out through:
Organization carrying out Activity:

City of North Las Vegas - Housing and Neighborhood Services

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of North Las Vegas - Housing and Neighborhood Services	Local Government	\$ 1,032,813.15
Community Development Programs Center of Nevada	Non-Profit	\$ 435,887.99

Funding Source Name

	Matching Funds	Funding Amount
State of NV NSP	No	\$ 580,519.92

Location Description:

Zip codes 89031, 89032, 89081, 89084, 89086, 89030 City of North Las Vegas Nevada

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) the City will purchase the abandoned and/or foreclosed homes and then convey these properties to non-profit organizations selected by the City through a competitive RFP/RFQ process to rehabilitate them to City housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI.

North Las Vegas initially allocated \$2,319,528 in Federal funds to this activity. Funds were later re-allocated from the Desert



Mesa project and added to this activity when it was determined that the Desert Mesa redevelopment project was no longer feasible. \$825,000 in Federal funds were moved to this activity on March 17, 2010 (NLV NSP1 Amendment #2) and an additional \$1,300,000 on May 5, 2010 (NLV NSP1 Amendment #3).

The grand total of \$4,444,528 in Federal funds for Acquisition Rehab Resale was divided amongst the four nonprofit developers selected through RFP process. Of that total, \$1,143,446.95 in Federal funds were allocated to properties owned by Community Development Programs Center of Nevada who will be responsible for the rehab and resale of 10 single family homes.

A total of \$1,030,238 in State of Nevada funds are also allocated to this activity and divided amongst the four Developers.

Update April 2012:

Through consultation with NSP Technical Assistance advisors, the City of North Las Vegas was advised that the Acquisition Rehab Rental activity would not produce the income necessary to be successful. In order to ensure that the homes remain a beneficial program to the community, it was decided that that the rental activity be converted to a resale program. An analysis of the portfolio indicated that some properties initially intended to be sold to households at or below 120 percent AMI would be instead sold to households at or below 50 percent AMI and vice versa. Therefore, there were houses originally acquired under this activity that have been swapped with the LH25 Resale activity in order for the purchase prices to be affordable for expected beneficiaries.

Update June 2012:

The budget has been updated based upon revised estimates of scope of work to complete the rehabilitation and resale of the ten properties acquired under this activity for a total budget of \$1,468,701.14 as of June 2012.

Grantee Activity Number:	NLV-ARResale-Mission-PROJ
Activity Title:	NLV Acquisition Rehab for Resale

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - B (NLV)

Projected Start Date:

03/01/2009

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Environmental Assessment:

COMPLETED

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected End Date:

12/31/2012

Total Budget:

\$ 1,133,527.33

Other Funds Total:

\$ 261,342.16

Total Funds Amount:

\$ 1,394,869.49

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	7	1	3	57.14
# of Households	7	1	3	57.14

Proposed Accomplishments

	Total
# of Singlefamily Units	7
# of Housing Units	7
# of Properties	7

Activity is being carried out by Grantee:

No

Activity is being carried out through:
Organization carrying out Activity:

City of North Las Vegas - Housing and Neighborhood Services

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of North Las Vegas - Housing and Neighborhood Services	Local Government	\$ 805,943.34
Mission Housing Development Corporation	Non-Profit	\$ 327,583.99

Funding Source Name

Funding Source Name	Matching Funds	Funding Amount
State of NV NSP	No	\$ 261,342.16

Location Description:

Zip codes 89031, 89032, 89081, 89084, 89086, 89030 City of North Las Vegas, NV

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) the City will purchase the abandoned and/or foreclosed homes and then convey these properties to non-profit organizations selected by the City through a competitive RFP/RFQ process to rehabilitate them to City housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI.

North Las Vegas initially allocated \$2,319,528 in Federal funds to this activity. Funds were later re-allocated from the Desert

Mesa project and added to this activity when it was determined that the Desert Mesa redevelopment project was no longer feasible. \$825,000 in Federal funds were moved to this activity on March 17, 2010 (NLV NSP1 Amendment #2) and an additional \$1,300,000 on May 5, 2010 (NLV NSP1 Amendment #3). The grand total of \$4,444,528 in Federal funds for Acquisition Rehab Resale was divided amongst the four nonprofit developers selected through RFP process. Of that total, \$1,017,419.11 in Federal funds were allocated to properties owned by Mission Housing who will be responsible for the rehab and resale of 7 single family homes. A total of \$1,030,238 in State of Nevada funds are also allocated to this activity and divided amongst the four Developers. Update June 2012: The project activity budget was updated based upon actual expenditures for acquisition, rehab and resale. The total Federal funds allocated to this activity for Mission Housing is \$1,133,527.33.



Grantee Activity Number:	NLV-HAP-CANCELLED
Activity Title:	NLV Home Buyer Assistance

Activity Type:

Homeownership Assistance to low- and moderate-income

Activity Status:

Cancelled

Project Number:

NSP - A (NLV)

Project Title:

Financing Mechanisms (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

03/01/2013

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget:

\$ 0.00

Other Funds Total:

\$ 0.00

Total Funds Amount:

\$ 0.00

Environmental Assessment:

EXEMPT

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Total	Low	Mod	Low/Mod%
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Owner Households

0.0

of Households

0.0

Proposed Accomplishments

Total

of Singlefamily Units

of Housing Units

Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of North Las Vegas - Housing and Neighborhood Services

Proposed budgets for organizations carrying out Activity:
Responsible Organization
Organization Type
Proposed

City of North Las Vegas - Housing and Neighborhood Services

Local Government

\$ 0.00

Funding Source Name
Matching Funds
Funding Amount

State of NV NSP

No

\$ 0.00

Location Description:

Zip codes 89031, 89032, 89081, 89084, 89086, 89030 North Las Vegas, NV

Activity Description:

The \$2,000,000 in Federal NSP1 program funds initially planned for this activity were reallocated to the Desert Mesa redevelopment project in October 2009 (NLV NSP1 Amendment #1). Desert Mesa funds were subsequently re-allocated through Amendments #2 (March 2010) and #3 (May 2010) to the Acquisition Rehab Resale and Acquisition Rehab Rental activities.

North Las Vegas plans to allocate program income resulting from the disposition of properties purchased, rehabbed and sold through the NSP Acquisition/Rehab/Resale program for a Homebuyer Assistance Program. It is estimated that the resale of these properties will result in program income of approximately \$1,500,000 to be used for the Homebuyer Assistance Program. This program will be operated through designated participating non-profits and will provide up to \$25,000 for a variety of financial mechanisms to include but not be limited to: down payment financial assistance, soft-seconds, loan-loss reserves, interest rate reduction, to eligible 120% AMI or below households to assist them in becoming homeowners. Nonprofits partners

to be selected with RFP application process.

Update AUGUST 2012: Activity cancelled. North Las Vegas is in the process of evaluating next steps for budget allocation and expenditure of the program income generated and expected to be generated through NSP1 Acquisition Rehab Resale activities. Based upon current market conditions, a consumer-model homebuyer assistance program is not expected to be successful.

Grantee Activity Number: NLV-NSP-ADMIN
Activity Title: NLV Administration

Activity Type:

Administration

Project Number:

NSP - F (NLV)

Projected Start Date:

03/01/2009

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Activity Status:

Under Way

Project Title:

Administration and Planning Costs (NLV)

Projected End Date:

06/30/2013

Total Budget: \$ 683,774.00

Other Funds Total: \$ 93,745.00

Total Funds Amount: \$ 777,519.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of North Las Vegas - Housing and Neighborhood Services

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of North Las Vegas - Housing and Neighborhood Services

Organization Type

Local Government

Proposed

\$ 683,774.00

Funding Source Name

State of NV NSP

Matching Funds

No

Funding Amount

\$ 93,745.00

Location Description:

City of North Las Vegas.

Activity Description:

This activity will provide general administration and planning activities to include: - Administration of NSP activities, General oversight and Professional Services as needed.

Grantee Activity Number: NLV-NSP-Counseling-CANCELLED
Activity Title: NLV Housing Counseling

Activity Type:

Public services

Activity Status:

Cancelled

Project Number:

NSP - B (NLV)

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

07/30/2010

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Environmental Assessment:

Benefit Report Type:

Direct (Person)

Proposed Beneficiaries

Total **Low** **Mod** **Low/Mod%**

of Persons 0.0

of Cases closed 0.0

of Cases opened 0.0

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of North Las Vegas - Housing and Neighborhood Services

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed

City of North Las Vegas - Housing and Neighborhood Services

Local Government

\$ 0.00

Location Description:

North Las Vegas, NV

Activity Description:

The City of North Las Vegas initially allocated \$125,000 in Federal NSP1 funds to a housing counseling activity. This activity was then cancelled and funds were moved to the Desert Mesa Redevelopment project in October 2009 (NLV NSP1 Amendment #1). Upon determination that the Desert Mesa Redevelopment project was no longer feasible, funds were then moved to the Acquisition Rehab Rental and Resale activities in March 2010 (NLV NSP1 Amendment #2) and May 2010 (NLV NSP1 Amendment #3).

Grantee Activity Number:	NLV-Redev-NewConst-CANCELLED
Activity Title:	NLV Single Family Home Construction

Activity Type: Construction of new housing	Activity Status: Cancelled	
Project Number: NSP - E (NLV)	Project Title: Redevelopment (NLV)	
Projected Start Date: 03/01/2009	Projected End Date: 07/30/2010	
National Objective: LMMI: Low, Moderate and Middle Income National Objective for NSP Only	Total Budget:	\$ 0.00
Environmental Assessment:	Other Funds Total:	\$ 0.00
	Total Funds Amount:	\$ 0.00

Benefit Report Type:
Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households				0.0
# of Households				0.0

Proposed Accomplishments	Total
# of Singlefamily Units	
# of Housing Units	

Activity is being carried out by Grantee: No	Activity is being carried out through:
Organization carrying out Activity: City of North Las Vegas - Housing and Neighborhood Services	

Proposed budgets for organizations carrying out Activity:		
Responsible Organization	Organization Type	Proposed
City of North Las Vegas - Housing and Neighborhood Services	Local Government	\$ 0.00

Location Description:
North Las Vegas, NV

Activity Description:
The City of North Las Vegas initially allocated \$90,000 in Federal NSP1 funds for the new construction of housing (planned to expend funds for soft costs of three units to be constructed on vacant land including soil remediation and slabs). The activity was cancelled and funds moved to Acquisition Rehab for Rental activity on March 17, 2010 (NLV NSP1 Amendment #2). NSP1 funds were determined to be no longer needed for the construction costs of the three units initially planned because CDBG funds will be used instead.



Grantee Activity Number:	NLV-Redevelopment-Desert Mesa-CANCELLED
Activity Title:	Redevelopment-NLV-DM

Activity Type:

Acquisition - general

Activity Status:

Cancelled

Project Number:

NSP - E(2) (NLV)

Project Title:

Redevelopment (NLV DM)

Projected Start Date:

12/01/2009

Projected End Date:

07/01/2010

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 0.00

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Environmental Assessment:
Benefit Report Type:

NA

Proposed Accomplishments
Total

of Housing Units

of Parcels acquired voluntarily

Activity is being carried out by Grantee:

No

Activity is being carried out through:
Organization carrying out Activity:

City of North Las Vegas - Housing and Neighborhood Services

Proposed budgets for organizations carrying out Activity:
Responsible Organization
Organization Type
Proposed

City of North Las Vegas - Housing and Neighborhood Services

Local Government

\$ 0.00

Location Description:

City of North Las Vegas, NV
27 acres of vacant land on Carey Avenue between Revere Street and Commerce Street

Activity Description:

In October 2009, the City of Las Vegas amended the Action Plan to include a Redevelopment Activity with a total budget of \$2,125,000 in Federal NSP1 funds and an additional \$1,000,000 in State of Nevada NSP1 funds. This project would have redeveloped the area known as Desert Mesa into a public facilities campus. Funds were moved from the Homebuyer Assistance Program (\$2,000,000) and Housing Counseling (\$125,000) activities in October 2009 in order to have the funds available to acquire 27 acres of vacant land needed for a the development of a public facilities campus. (NLV NSP1 Amendment #1).

The budget was reduced to \$1,300,000 on March 17, 2010 (NLV NSP1 Amendment #2) and \$825,000 in Federal funds were moved to the Acquisition Rehab Resale program when the purchase price of the land was determined to be less than initially budgeted.

It was later determined that purchase of the land from the FDIC was no longer feasible for NSP1. Therefore, the activity was cancelled and the remainder of the funds moved to the Acquisition Rehab Resale program on May 5, 2010 (NLV NSP1 Amendment #3).

Action Plan History

Version

Date

B-08-UN-32-0001 AP#1	06/18/2012
B-08-UN-32-0001 AP#2	08/16/2012
B-08-UN-32-0001 AP#3	10/02/2012
B-08-UN-32-0001 AP#4	01/26/2012
B-08-UN-32-0001 AP#5	01/11/2012
B-08-UN-32-0001 AP#6	09/29/2011
B-08-UN-32-0001 AP#7	04/24/2012
B-08-UN-32-0001 AP#8	02/09/2011

